



**II.B**

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June 14, 2010

Architectural Review Board  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017

**Spirit of St. Louis Air Park (Tac Air)**: Amended Site Development Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for a 2.128 acre tract of land zoned "M3" Planned Industrial District located south of the Edison Avenue and Spirit of St. Louis Boulevard intersection (17V120242 & 17V110243).

Board Members:

Bax Engineering in co-operation with Zwick & Gandt Architecture has submitted an Amended Site Development Plan, Landscape Plan, and Architectural Elevations for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

**Submittal Information**

The request is to revise exterior facades to include the addition of two (2) canopies to the building; the first to be located at the front of the building providing shelter to the main entrance, and the second at the rear of the building providing shelter to those boarding and de-boarding aircraft. In conjunction with the canopy located at the main entrance, the driveway is proposed to be modified to better facilitate vehicle navigation along this area of the site. An addition of 1,171 sf. of building space is also being proposed at the rear of the existing structure. Please review the project's compliance with the Architectural Review Board Guidelines.

**Departmental Input**

The submittal was reviewed for compliance with the Architectural Review Board Guidelines and City of Chesterfield Ordinance 1430. The request as presented currently meets all applicable requirements and standards of the City of Chesterfield. Signage is

Spirit of St. Louis Air Park (TacAir) – ASDP  
Architectural Review Board  
June 14, 2010

not reviewed during this part of the process and will be reviewed by the Department of Planning and Public Works.

**Actions Requested**

The Department of Planning and Public Works requests action by the Architectural Review Board on this information presented.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Seymour', with a stylized flourish extending to the right.

Shawn Seymour, AICP  
Senior Planner

Attachments

1. ARB Design Review Checklist
2. Statement from Applicant

**ARCHITECTURAL REVIEW BOARD**

**Project Name:** Sprit of St. Louis Airport,  
(TacAir)  
**Date of Review:** 6-17-2010

**Guidelines Review Checklist**

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
<b>Applicability and Compliance</b>			
<b>General Requirements for Site Design</b>			
A. Site Relationships	X		
B. Circulation System and Access	X		Minor modification from current layout to better facilitate vehicular navigation
C. Topography	NA		
D. Retaining Walls	NA		There are no proposed retaining walls.
<b>General Requirements for Building Design</b>			
A. Scale	X		
B. Design	X		
C. Materials and Color	X		The proposal is consistent with the existing materials and colors
D. Landscape Design and Screening	X		
E. Signage	NA		Not submitted for review at this time.
F. Lighting	NA		There are no proposed changes to the lighting.
<b>Use Type:</b>			
Access	X		
Exterior Elements	X		
Landscaping and Screening	X		
Scale	X		
Site Design	X		

Notes:

(1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.

(2) *Comments* provide additional information regarding the status of specific design guidelines.

Form revised: February 2009

# ARCHITECTURAL REVIEW SUBMITTAL PACKAGE

APRIL 14, 2010



**Zwick + Gandt Architecture, Inc.**

9109 WATSON ROAD, SUITE 110

ST. LOUIS, MISSOURI 63126

Architecture

Interiors

Planning

1130 Mid Rivers Industrial Dr St. Peters, MO 63376 (636) 936-1566



**TAC-AIR**

**18260 EDISON AVE., CHESTERFIELD, MISSOURI 63005**

# TAC-Air Spirit of St. Louis Airport

Date: May 27, 2010  
Project Number: 10018.00

## Architect's Statement

City of Chesterfield Design Guidelines

This project consists of miscellaneous interior renovations, exterior façade upgrades, small office space additions and new front and back canopies. Site circulation will be reworked so that vehicular traffic flows better and patrons have a covered patio to be dropped off and picked up. Upgrades to the pedestrian circulation will be performed to allow for new alterations.

## General Requirements for Site Design

### *A. Site Relationships*

The size, design, and orientation of the proposed work are in concert with the existing terrain, existing buildings and surrounding area. The design of the building does not impair or interfere with the development or enjoyment of the other properties within the area. All other existing fencing and screening will remain the same.

This project does not adversely affect the existing site relationships nor modify the existing compatibility with neighboring developments. Its improved façade will only benefit the environment. The transition from the street to the existing building will be unchanged except the reworking of portion of the drive to allow for a new covered drop-off/ pick-up. The safe pedestrian movement that currently exists will only be improved by adding new sidewalks in place of some of the existing to allow for new canopy. People will be provided with a weather protected area as well as an easier access to the building.

This project requires no additional parking but due to the drive change some parking will have to be reworked.

## *B. Circulation System and Access*

The improved circulation systems are designed to avoid conflicts between vehicular, bicycle and pedestrian traffic to and from building on site.

- **Bicycle Circulation:** Improved sidewalks will improve existing bicycle circulation.
- **Pedestrian Circulation:** Improved by wider sidewalks, weather protected areas for people arriving to the building and waiting on their plane. Pedestrians will not have to cross main traffic patterns to get to and from their cars in the parking lot.
- **Vehicular Circulation:** The new canopy will provide a weather protected pick-up/ drop-off area, the vehicular site circulation will be improved by a wider bigger radius drive/ at the pick-up/ drop-off as well as navigating through the site. Cars entering and leaving the site won't have to "look" for the entrance.
- **Parking:** Due to the canopy addition and reworking of the drive some parking will have to be reworked/ there are more than enough existing parking spaces that are to the side of the existing building. Parking in front of the building is not proposed.
- **Pedestrian Orientation:** This project provides a new front entrance canopy signifying the entrance. It will be much better seen from the street and visible to pedestrians.

## *C. Topography*

Due to the limited scope of work related to this project, there will be no changes to the existing topography. The revisions with the drive and surroundings of the building will complement the existing topography.

## *D. Retaining Walls*

Due to the limited scope of work related to this project, there will be no changes to the existing retaining wall and no new walls will be added.

## General Requirements for Building Design

### *A. Scale*

- **Building Scale:** Building height is in concert to other building on neighboring properties. Elevations are part of this packet that show heights.
- **Human Scale:** The sense of human scale established by the existing building will not be affected by the alterations and additions of the new canopies.
- **Generic Scale:** The architectural design of the alterations and additional canopies are compatible with the remainder of the existing building and the surrounding buildings in that area.

### *B. Design*

All three facades have been designed to an equal level of detail and quality. The elevations of the new canopies as well as façade improvements will blend in with the existing surrounding architecture. The exterior walls of the existing building are painted brick which will be fully covered by an Exterior Insulation Finish System (E.I.F.S.) on all three sides. Reveals in E.I.F.S. will complement the façade and create visual interest in the building. New front and rear canopies will also be out of (E.I.F.S.) with additional stone base at columns. Their curved roof lines will complement the existing boxy look of the building and create interest as well as focal points to the entrances. New windows are added at entry points, as well as other areas of the building to allow for more natural lights. A painted stripe will complement the façade as shown on building elevations.

### *C. Materials and Colors*

The materials and colors will be compatible to adjacent buildings and properties. While mostly earth-tone colors will be picked for- walls, stone, sheet metal, windows, and roof- they will also be very durable and long lasting. Glass will be clear and not reflective. Prefinished anodized aluminum frames will be used for storefronts and windows for durability. Highly reflective materials and prefabricated buildings will not be used. Most of the materials are on all elevations and are used in thoughtful logical applications. All elevations look alike and there is a definite continuity.

#### *D. Landscape Design and Screening*

- Development Landscaping: Due to limited scope of work for this project very limited landscaping will be done. All new landscaping will be complementing existing.
- Building Landscaping: Due to limited scope of work for this project, the removed vegetation at and around the new work added to this building will be replaced in the original locations.
- Parking Landscaping: Due to limited scope of work for this project, only small changes in form of one planter area and two grass islands will be added to the parking lot as seen on the colored site plan.
- Walls and Fences: Due to limited scope of work for this project, no changes to the existing fencing or other means of screening will occur.
- Screening: Due to limited scope of work for this project, no changes to the existing means of screening will occur.

#### *E. Signage*

- A "Tac-Air" sign will be located on north and south elevations of the canopies as indicated on the colored elevations. The signage is integrated into the building design theme. The signage will not be a visual competition to other properties and individual letter will be used.  
That concludes all signage. As far as free standing signage- that is not part of the scope for this project.

#### *F. Lighting*

- Site lighting will be existing with no work. There will be a new wall pack mounted above new door in the back of the building (south façade) for added safety. Any existing lights that are removed for the new façade will be added back to the building once the work is performed. New down-lights will be used on the canopies to provide more illumination for pedestrians.

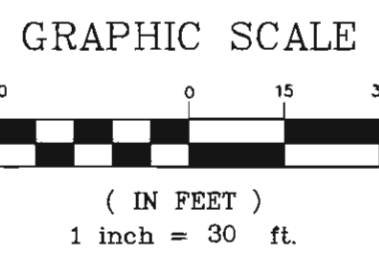
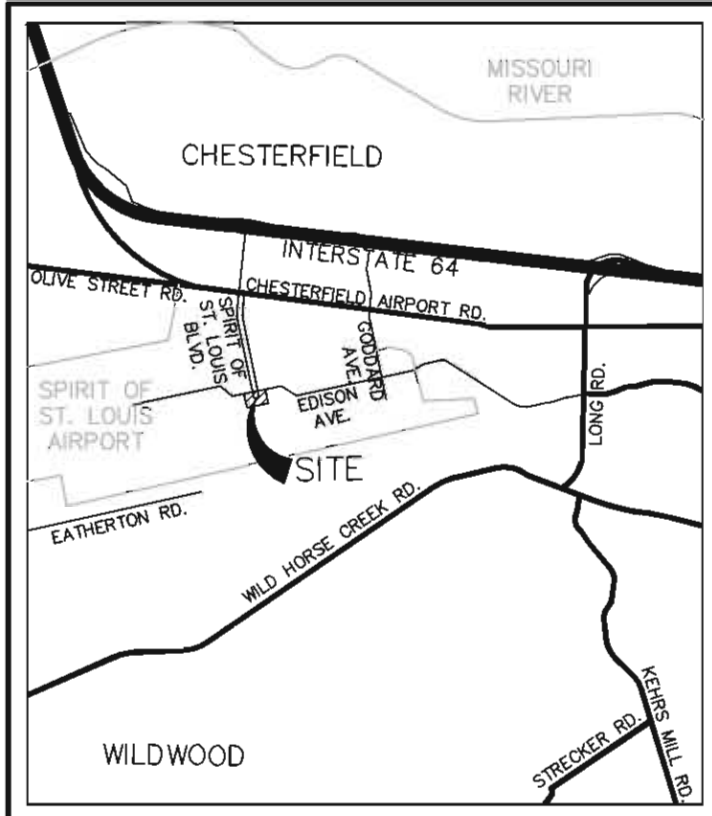


## **Specific Requirements for the Chesterfield Valley**

- Facades: All three facades have been designed to an equal level of detail and quality. The elevations of the proposed additions and alterations will blend with the existing surrounding architecture.
- Pedestrian Circulation: While save and obvious pedestrian circulations patterns already exist on site, they will be improved by wider and newly improved sidewalks around the building.
- Storage: Not applicable.
- Utilities: All on-site underground utilities will remain unchanged and meet the required design criteria.
- Parking: This project requires no additional parking.

End of Architect's Statement





# A SITE DEVELOPMENT PLAN FOR TAC AIR BUILDING ADDITION TWO TRACTS OF LAND IN SPIRIT WEST INDUSTRIAL AIR PARK AND LOCATED IN U.S. SURVEYS 102 AND 122 TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

NOT TO SCALE  
LOCATION MAP

LOT 2  
BINZ RESUB.  
PT. OF SPIRIT  
IND. PARK  
232, PG. 81

PROPERTY N/F  
G.M.C. INVESTMENT CO.  
6833/2442

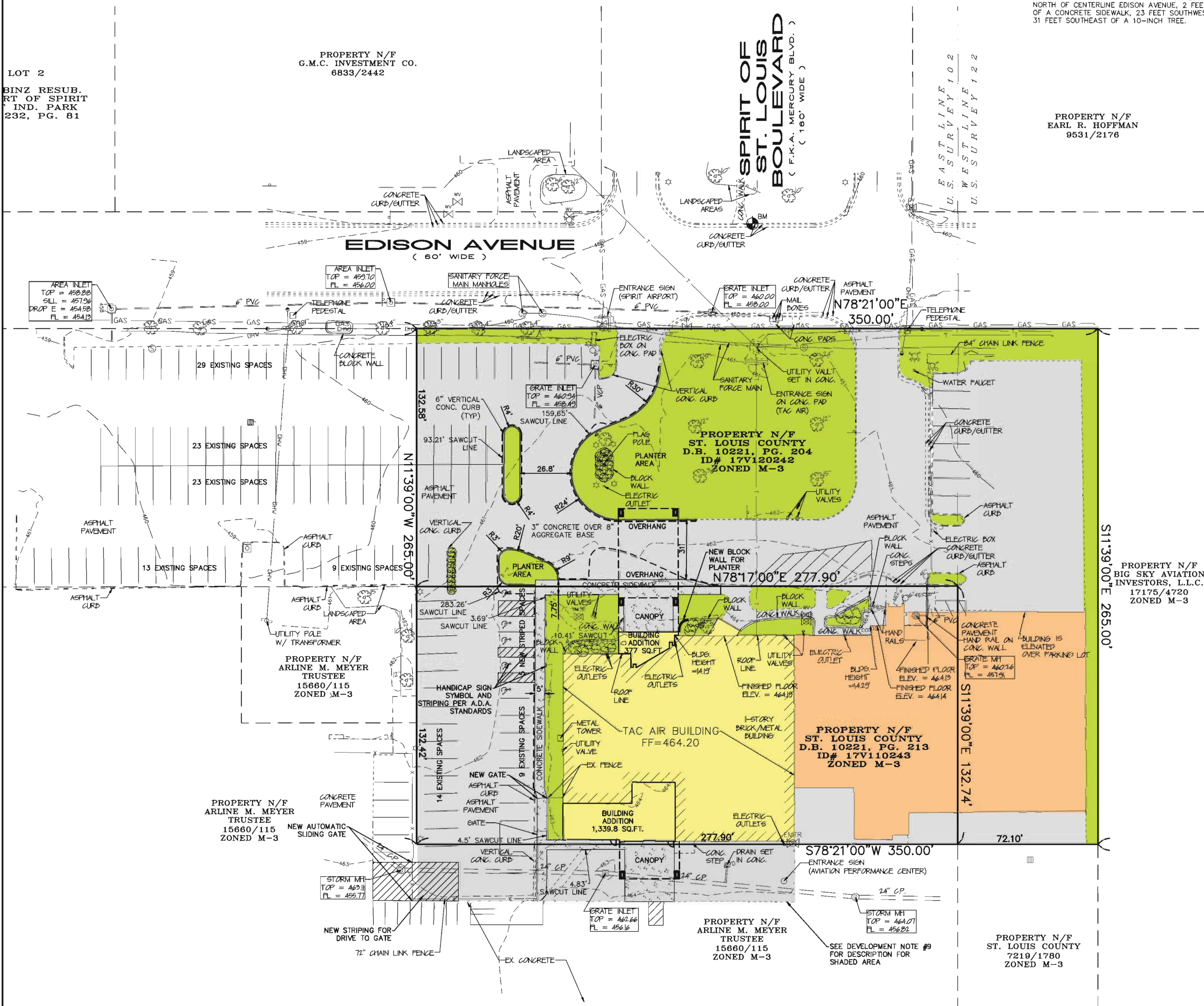
PROPERTY N/F  
EARL R. HOFFMAN  
9531/2176

PROPERTY N/F  
BIG SKY AVIATION  
INVESTORS, L.L.C.  
17175/4720  
ZONED M-3

PROPERTY N/F  
ARLINE M. MEYER  
TRUSTEE  
15660/115  
ZONED M-3

PROPERTY N/F  
ARLINE M. MEYER  
TRUSTEE  
15660/115  
ZONED M-3

PROPERTY N/F  
ST. LOUIS COUNTY  
7219/1780  
ZONED M-3



### U.S.G.S. BENCHMARKS:

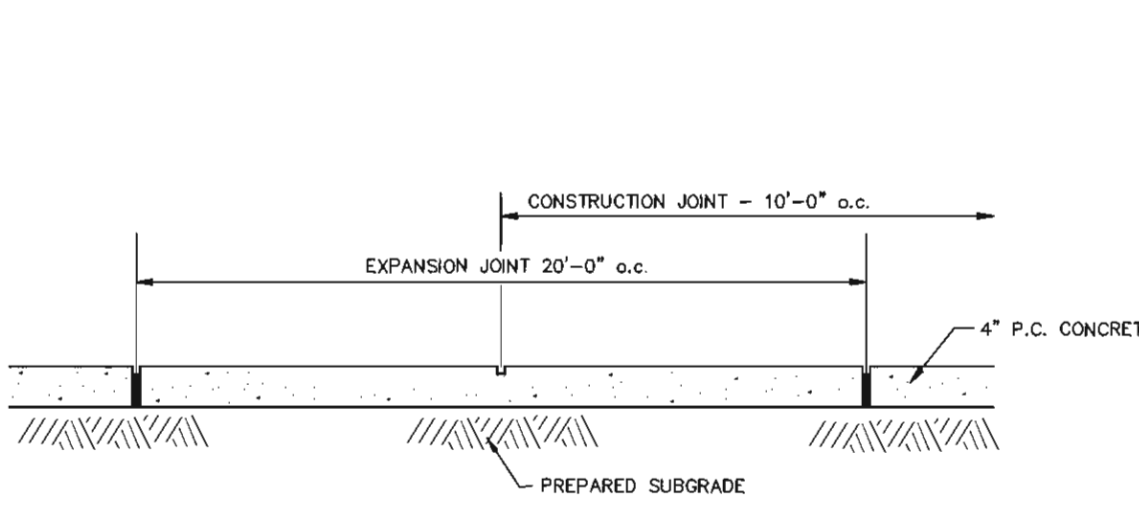
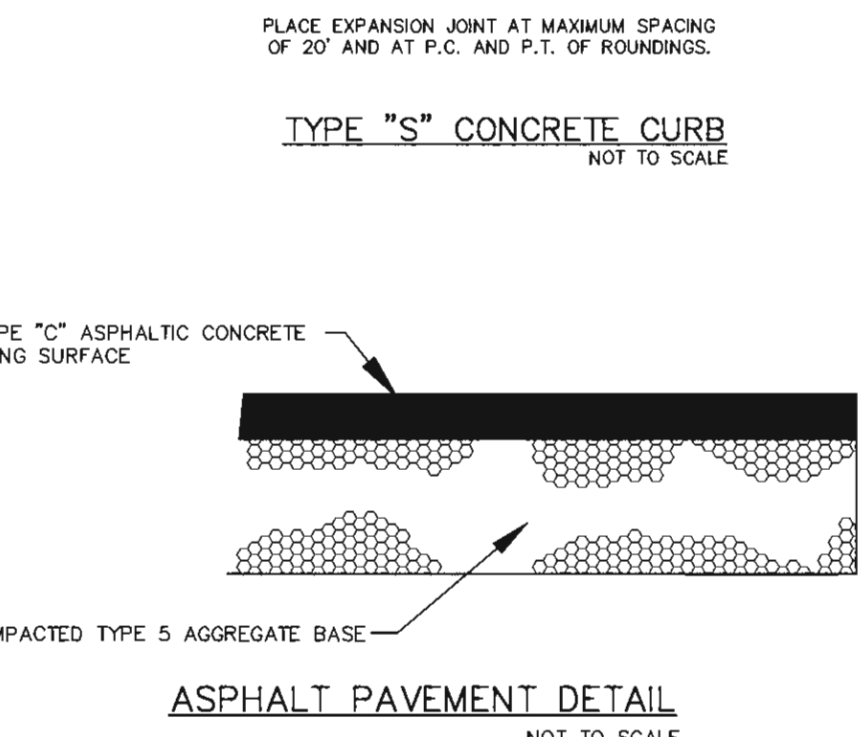
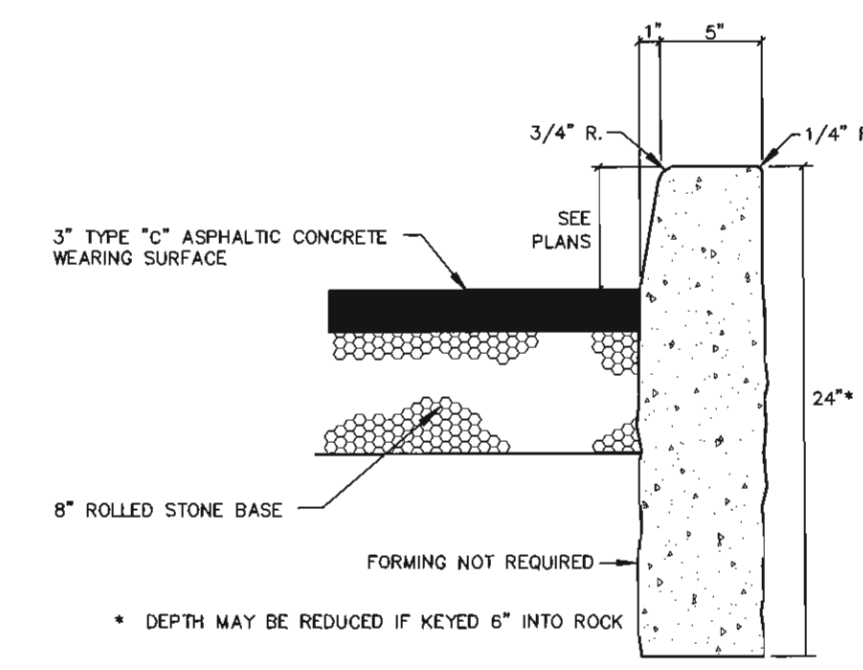
REFERENCE BENCHMARK - ST. LOUIS COUNTY 11-59: ELEVATION= 461.50'  
(USGS 1929 DATUM)  
"U" ON BACK OF ROLLED CURB; 107' SOUTH OF THE CENTERLINE OF  
CHESTERFIELD AIRPORT ROAD AND 13' WEST OF THE CENTERLINE OF  
GODDARD AVE.  
SITE BENCHMARK - ELEVATION = 460.69'  
"SQUARE" ON BACK OF CONCRETE CURB AT THE NORTH SIDE OF THE  
INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD AND EDISON AVENUE; 2  
FEET WEST OF CENTERLINE SPIRIT OF ST. LOUIS BOULEVARD, 24 FEET  
NORTH OF CENTERLINE EDISON AVENUE, 2 FEET EAST OF THE EAST EDGE  
OF A CONCRETE SIDEWALK, 23 FEET SOUTHWEST OF A 10-INCH TREE AND  
31 FEET SOUTHEAST OF A 10-INCH TREE.

### DEVELOPMENT NOTES:

- Area of Site: Parcel ID# 17V120242 = 1.283 Acres  
Parcel ID# 17V120243 = 0.845 Acres  
Address of Site: 18260 Edison Avenue
- Current Zoning: M-3 Planned Industrial Development (City of Chesterfield)
- Existing Use: Airport Terminal
- Site is served by:  
Amerenue Electric Company (314) 992-8903  
AT&T  
Laclede Gas (314) 342-0686  
Missouri American Water (314) 991-3404  
Metropolitan St. Louis Sewer District (314) 768-6272  
Charter Communications  
Monarch Fire Protection District (314) 514-0900
- According to the Flood Insurance Rate Map of St. Louis County, Missouri and incorporated areas (community panel number 29189c0120H, dated August 2, 1995), this tract lies within Zone X. Zone X is defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than one square mile; and areas protected by levees from 100 year flood.
- Above ground utilities which have been located as shown hereon. The underground utilities (natural gas, storm sewers and sanitary sewers) are as located based on field location markers set by the respective utility company and/or their subcontractor or by connecting field located sewer manholes. All other underground utilities (electric, water) as shown as shown hereon have been plotted by scaling from the respective utility company base maps. The surveyor makes no guaranty as to the actual location, size, depth, type, existence, nonexistence, of these or other utilities. The location of these utilities should be verified before construction, if any begins on this project.
- Parking Calculations:  
Terminal: 2 spaces per 3 employees on the maximum shift + 1 space per use vehicle + 1 space per 200s.f. of Lobby area.  
8 employees / 3 = 2.66 x 2 spaces = 5.32 ~ 6 spaces  
4,318s.f. Lobby area / 200s.f. = 21.59 x 1 space = 21.59 ~ 22 spaces  
Office: 3.5 spaces per 1,000s.f.  
2,520s.f. / 1,000 = 2.52 x 3.5 spaces = 8.82 ~ 9 spaces  
Totals spaces = 6 + 22 + 9 = 37 total spaces required  
125 spaces provided (including 5 handicap spaces)  
All proposed utilities if any shall be installed underground.  
All signage to be approved by a separate permit.
- Floor/Greenspace Site Calculations:  
Site = 98,420.2 sq.ft. ~ 2.26 acres (This area includes both parcels plus shaded area outside of property line along pavement line.)  
Building = 27,244.82 sq.ft. ~ 0.625 acres (27.68%)  
Pavement = 50,133.49 sq.ft. ~ 1.150 acres (50.94%)  
Greenspace = 21,041.89 sq.ft. ~ 0.483 acres (21.38%)
- No existing light standards are being removed and no new light standards are proposed, therefore a lighting plan is not being provided.

### LEGEND

- -IRON PIPE
- \* -FOUND CROSS
- GAS -GAS LINE
- SAN -SANITARY LINE
- W -WATER LINE
- STM -STORM LINE
- OHW -OVERHEAD WIRE
- UCL -UNDERGROUND CABLE LINE
- -UTILITY POLE
- -GUY WIRE
- EMTR -ELECTRIC METER
- -SANITARY MANHOLE
- WMTR -WATER METER
- -FIRE HYDRANT
- -WATER VALVE
- GMTR -GAS METER
- -GAS DRIP
- -BOLLARD W/ SIZE
- -SIGN/(TYPE)
- -GRATE INLET
- -CURB/AREA INLET
- -HANDICAPPED PARKING
- -LIGHT STANDARD
- -SANITARY CLEANOUT
- -DOWN SPOUT
- -TREE W/ SIZE
- -BUSH



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Engineers Name  
Engineers Discipline  
Engineers License #  
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REVISIONS



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04-09-10  
DATE  
09-14-800  
PROJECT NUMBER  
1 OF 2  
SHEET OF  
14800PRE.DWG  
FILE NAME  
KLW  
DRAWN  
LDW LDW  
DESIGNED CHECKED

PREPARED FOR:  
TAC AIR  
18260 EDISON AVENUE  
CHESTERFIELD, MO. 63005  
(636) 532-8882





**NORTH ELEVATION**  
SCALE : NOT TO SCALE



**WEST ELEVATION**  
SCALE : NOT TO SCALE



**SOUTH ELEVATION**  
SCALE : NOT TO SCALE

**PROPOSED ELEVATIONS**

SCALE : NOT TO SCALE  
APRIL 14, 2010



**Zwick + Gandt Architecture, Inc.**

9109 WATSON ROAD, SUITE 110  
ST. LOUIS, MISSOURI 63126

Architecture

Interiors

Planning

**TAC-AIR**

**18260 EDISON AVE, CHESTERFIELD, MISSOURI**



**View from Edison Ave. looking South-West**



**View from Edison Ave. looking South**



**View from Edison Ave. Looking South-East**



**View from Edison Ave. looking East**

**SITE PHOTOS**

**SCALE: N/A**  
**APRIL 14, 2010**



**Zwick + Gandt Architecture, Inc.**

9100 WATSON ROAD, SUITE 110

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Architecture

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**TAC-AIR**  
**18260 EDISON AVE, CHESTERFIELD, MISSOURI**





**View from Edison Ave. looking North-East**



**View from Edison Ave. looking North**



**View from Edison Ave. Looking North-West**

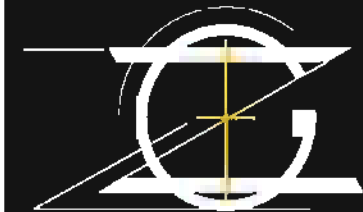


**View from Edison Ave. looking West**

**SITE PHOTOS**

**SCALE: N/A**

**APRIL 14, 2010**



**Zwick + Gandt Architecture, Inc.**

**9100 WATSON ROAD, SUITE 110**

**ST. LOUIS, MISSOURI 63126**

**Architecture**

**Interiors**

**Planning**

**TAC-AIR**

**18260 EDISON AVE, CHESTERFIELD, MISSOURI**